

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
HONO KAI
Maalaea Beach Road
Maalaea, Maui, Hawaii

REGISTRATION NO. 339

This Report Is Not an Approval or Disapproval of This Condominium Project

It was prepared as a supplement to an earlier Report dated _____ issued
by the Real Estate Commission on the above project. This report, based on a principle of disclosure, is
issued by the Commission for the purpose of preventing fraud, misrepresentation or deceit.

The developer shall not enter into a binding contract or agreement for the sale of any unit in a Condominium Project until

- (1) A copy of this Report has been given to the prospective purchaser,
- (2) The latter has been given an opportunity to read same, and,
- (3) His receipt taken therefor.

Issued: March 8, 1971

Expires: April 8, 1972

SPECIAL ATTENTION

A comprehensive reading of this report is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the purchaser or prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JUNE 30, 1970, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS LATE AS FEBRUARY 24, 1971. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND SUBMITTING INFORMATION ON MATERIAL CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES ACT, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report of July 27, 1970 on HONO KAI, Registration No. 339, the Developer reports that changes have been made in the plan or setup as presented in the June 30, 1970 notice of intention to sell.

The changes subsequently made are determined to be a material revision to the information disclosed earlier. This Supplementary Public Report (pink paper stock) amends the Preliminary Public Report (yellow paper stock), becoming a part of the HONO KAI registration. The Developer is responsible for placing a true copy of this Supplementary Public Report in the hands of all purchasers

and prospective purchasers, along with a copy of the Preliminary Public Report. The buyer shall sign the required receipt signifying that he has had an opportunity to read both reports.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the updating of information disclosed herein.
3. Promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
4. The purchaser and prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, and the Condominium Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.

The information in the topical headings, NAME OF PROJECT, LOCATION, TAX KEY, ZONING, DESCRIPTION, COMMON ELEMENTS, LIMITED COMMON ELEMENTS, INTEREST TO BE CONVEYED TO PURCHASER, PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE, OWNERSHIP OF TITLE, ENCUMBRANCES AGAINST TITLE, MANAGEMENT AND OPERATIONS and STATUS OF PROJECT of the Preliminary Public Report of July 27, 1970 has not been disturbed.

DEVELOPER: Information submitted by the Developer revises the officers of HONO KAI DEVELOPERS, INC., a Hawaii corporation, as follows:

President and Secretary	Oren E. Wilson
Vice President and Treasurer	Sharon M. Wilson

The telephone number and address for the Developer given in the Preliminary Public Report of July 27, 1970 remain the same.

ATTORNEYS REPRESENTING DEVELOPER: Information submitted by the Developer, for the sake of clarity, revises the wording of this section to read, "LANGA & KOHNE," rather than "Law Offices of Sanford J. Langa." The telephone number and address for the Attorneys given in the Preliminary Public Report of July 27, 1970 remain the same.

PURCHASE MONEY HANDLING: Information submitted by the Developer revises the Escrow Agent. The Escrow Agreement dated July 16, 1970, identifying Title Guaranty Escrow Services, Inc. as escrow agent, was cancelled as of the issuance of this Supplementary Report.

A copy of the executed Escrow Agreement dated February 17, 1971 identifies Sanford J. Langa as the escrow agent. The remaining information contained in the Preliminary Public Report of July 27, 1970 under this topical heading remains the same.

The remaining headings of the Preliminary Public Report have not been disturbed.

The purchaser or prospective purchaser should be cognizant of the fact that this report represents information disclosed by the Developer in the required Notice of Intention submitted June 30, 1970 and information subsequently filed as late as February 24, 1971.

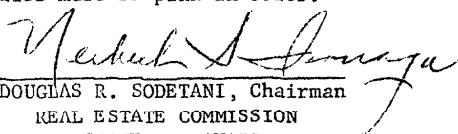
This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 339 filed with the Commission June 30, 1970.

This report, when reproduced, shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be pink in color.

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Distribution:

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PLANNING COMMISSION, COUNTY OF MAUI
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT


for DOUGLAS R. SODETANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

● Registration No. 339
● March 8, 1971